C O U N C I LCOMMUNICATION

TO:

THE CITY COUNCIL

COUNCIL MEETING DATE: OCTOBER 18, 1983

FROM:

THE CITY MANAGERS OFFICE

CONSIDER THE REQUESTS OF WENTLAND-SNIDER INVESTMENTS FOR AN AMENDMENT SUBJECT:

TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND A PREZONING

INDICATED ACTION: That the City Council conduct public hearings on the following requests of Wentland-Snider Investments:

- 1. to amend the land Use Element of the Lodi General Plan by redesignating a 23.68 acre parcel of land at the southeast corner of Kettleman Lane and Lower Sacramento Road from Low Density Residential to Commercial.
- 2. to prezone 'the parcel of land at the southeast corner of Kettleman lane and Lower Sacramento Road C-S, Commercial Shopping Center.

The public hearings may be conducted concurrently, but the items must be acted on separately.

BACKGROUND **INFORMATION**: The purpose of this request is to provide the zoning so that the developer can build a 23.68 acre commercial shopping center with approximately 254,000 square feet of commercial space. At the Planning Commission public hearing, the proponents indicated that the center will be anchored with a 101,000 square foot retail store and a 48,000 square foot super market.

At the Planning Commission public hearing, the developer Offered to provide a parking area for a Park & Ride lot for commuters in cooperation with Caltrans.

If the City Council approves the requests, the Public Works Department should be authorized to negotiate with the developer on the amount of sewer capacity that will be available to the center pending completion of the White Slough expansion. In addition, the Public Works Department should also be authorized to negotiate a fair share payment of development fees and/or charges.

The development fees are part of a comprehensive fee structure being developed by Public Works in conjunction with the General Plan update to fund future infrastructure and public facility improvements.

DAVID MORIMOTO, AICP

Acting Community Development Director



NOTICE OF PUBLIC HEARING

Date: Wednesday, October 18, 1989

Time: 7:30 p.m.

For information regarding this Public Hearing Please Contact:

> Alice M. Reimche City Clerk

Telephone: 333-6702

NOTICE OF PUBLIC HEARING OCTOBER 18, 1989

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

the Planning Commission's recommendation that the Land Use Element of the Lodi General Plan be amended to accomodate the Sunwest Plaza project by redesignating the area from Low Density Residential to Commercial and that the property be prezoned C-S, Commercial Shopping Center.

information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

if you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

alle in Burkele Alice M. Reimche

City Clerk

Dated: October 4, 1989

Approved as to form:

Bobby W. McNatt City Attorney

